



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-1**

March 20, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RUBEN INGOLD SLOPE STABILIZATION AND TRAIL IMPROVEMENTS
COMBINE PROJECT SCOPE AND BUDGET
SPECS. 5494 AND 6824; C.P. 69199 AND 86896
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Establish Capital Project (C.P.) 69199 for the Ruben Ingold Slope Stabilization project and C.P. 86896 for Ruben Ingold Trail Improvements.
2. Approve the \$2,711,000 total project budget for the combined project.
3. Authorize the Director of Public Works to prepare design and environmental documents for the combined project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will combine the slope stabilization and trail improvement projects at Ruben Ingold Park into a single, integrated project and will allow Public Works to start design activities, prepare construction documents, environmental documentation, and mitigation measures, if any, for the combined projects.

Background

In May 2000, a significant level of erosion was discovered in the hillside along the western edge of Ruben Ingold Park. A preliminary geotechnical report recommended soil remediation at one location along the slope to avoid further erosion and to stabilize the slope. In June 2001, Kleinfelder, Inc., was retained to prepare design drawings and construction documents to stabilize the slope. During the design process, however, various project issues involving access easements and the purchase of adjacent property by the California State Parks forced the County to halt design of the slope repair.

The issues with the State were ultimately resolved in 2006, and design was reinitiated on the slope stabilization project. While the County awaited resolution of the site issues with the State, the local community expressed concern over the deteriorating condition of the walking trail at Ruben Ingold Park and requested repairs and improvements. In August 2006, your Board, acting as Directors of the Los Angeles County Regional Park and Open Space District, allocated \$500,000 of Second District Excess Funds for the exercise trail improvement project at Ruben Ingold Park.

Proposed Combined Project

Ruben Ingold Park is located at 4400 Mount Vernon Drive in the Windsor/Baldwin Hills area of the City of Los Angeles. The proposed project will combine the slope stabilization and trail improvements projects into a single, integrated project.

Under the combined project, approximately 10,000 cubic yards of material will be removed and/or recompacted and a soil key will be constructed to stabilize two locations of the slope below Ruben Ingold Park. Shrubs and trees will be removed and replaced with xeriscape vegetation that is compatible with the slope repair.

Trail improvements at the park will include replacement of the cracked and uneven asphalt jogging path with a resilient surface composed of recycled rubber and replacement of the existing chainlink fencing with attractive support and safety rails surrounding the park. The project will include Americans with Disabilities Act upgrades at the entrance locations and drinking fountains and replacement of existing exercise stations, park benches, and park lighting. Landscaping and irrigation systems will be replaced with native and drought-tolerant species.

Best design practices will be employed to optimize the sustainability and energy/water efficiency of the refurbished slope and park improvements and to mitigate stormwater runoff issues.

The project's design will be prepared by Public Works with consultation from the Department of Parks and Recreation. The refurbishment of the slope and park will be completed through a Job Order Contract previously approved by your Board.

The park will be closed approximately 6 to 8 months during construction. Only County property will be affected by this work. The project schedule, with an anticipated start in August 2007, may be impacted as a result of comments from the State during the design review process and/or public comments that may extend the environmental documentation process. An alternative schedule starting April 2008 considers necessary adjustments that will complete all work prior to the grant-funding deadline of September 2008. The alternate project schedule is included in Enclosure A.

The project will also include a piece of public art in the center of the park to be constructed under a separate Contract executed by the Civic Arts Commission.

Following completion of the environmental documents and construction drawings, we plan to return to your Board to certify the findings and approve construction of the project.

Parks and Recreation will utilize At-Risk Youth from their Youth Employment Enhancing Program to assist with completing the project.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Service Excellence by providing improved safe recreational facilities to the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The cost of the project, including design, construction, At-Risk Youth employment, consultant services, Civic Art allocations, and County services, is estimated at \$2,711,000. Funding for the project is from Proposition A, the 2006 Competitive Trails Grant Program for \$500,000, net County cost for \$104,000, Asset Development Implementation Fund for \$1,407,000, and Vehicle License fees for \$700,000.

Project expenditures of \$143,000 for Fiscal Years 2000 through 2006 are accounted for in Enclosure A. The Project Schedule and Budget Summary are included in Enclosure A.

Operating Budget Impact:

The Chief Administrative Officer and the Director of Parks and Recreation will develop a project operating budget beginning in Fiscal Year 2008-09.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Upon your Board's approval to authorize C.P. 69199 and 86896, Public Works will provide in-house design services. Construction services for the project will be secured through a Job Order Contract previously approved by your Board.

As required by your Board, the project cost includes 1 percent of the design and construction costs to be allocated to the Civic Arts Fund per your Board's Civic Art Policy adopted on December 7, 2004.

In accordance with the Policy, all projects funded in whole or in part by Proposition A for which construction plans were not adopted before September 26, 1997, must have a Youth Employment Plan adopted by your Board prior to the Open Space District reimbursement of construction costs.

Under the provisions of the Open Space District's policy, Parks and Recreation is actively pursuing employment opportunities to meet the County's Youth Employment Minimum Obligation. The estimated cost of the Youth Employment Plan included in the 2006 Competitive Trails Grant Program application is 80 hours at \$7.48 an hour (\$598.00). The proposed budget includes a \$1,000 allocation.

Parks and Recreation will utilize youth to assist in installing benches, exercise stations, and signage.

On June 26, 1997, your Board, acting as the governing body of the Open Space District, adopted the Youth Employment Policy for projects funded by the Safe Neighborhood Parks Propositions of 1992 and 1996 (Proposition A), including County projects.

ENVIRONMENTAL DOCUMENTATION

The recommended actions have no environmental impact. We plan to return to your Board following completion of construction documents to certify the environmental documents.

The Honorable Board of Supervisors
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CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

It is anticipated that the park will be closed 6 to 8 months during construction. Mitigation measures will be employed to prevent soil erosion, noise, and dust generated by construction activities.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance

March 20, 2007

ENCLOSURE A

**RUBEN INGOLD SLOPE STABILIZATION AND TRAIL IMPROVEMENTS
COMBINE PROJECT SCOPE AND BUDGET
SPECS. 5494 AND 6824; C.P. 69199 AND 86896
SUPERVISORIAL DISTRICT 2
3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Proposed Scheduled Completion	Alternative Completion Date
Design		
Construction Documents	04/16/07	04/16/07
Jurisdictional Approvals	06/19/07	06/19/07
Construction (Job Order Contract NTP)	08/01/07	04/17/08
Construction		
Substantial Completion	03/31/08	12/15/08
Acceptance	08/13/08	04/29/09

* Indicates completed activity

II. PROJECT BUDGET SUMMARY

Budget Category	Slope C.P. 69199	Trail C.P. 86896	Proposed Project Budget
Construction			
Construction	\$ 1,364,000	\$ 347,228	\$ 1,711,000
Change Orders	\$ 149,000	\$ 52,000	\$ 201,000
Civic Art *	\$ 14,000	\$ 0	\$ 14,000
At-Risk Youth	\$ 0	\$ 1,000	\$ 1,000
Subtotal	\$ 1,531,000	\$ 400,000	\$ 1,931,000
Equipment	\$ 0	\$ 0	\$ 0
Plans and Specifications			
Design Services	\$ 50,000	\$ 54,000	\$ 104,000
Additional Services	\$ 15,000	\$ 0	\$ 15,000
Subtotal	\$ 65,000	\$ 54,000	\$ 119,000
Consultant Services	\$ 55,000	\$ 0	\$ 55,000
Miscellaneous Expenditures	\$ 5,000	\$ 3,000	\$ 8,000
Jurisdictional Review and Plan Check	\$ 20,000	\$ 0	\$ 20,000
County Services	\$ 396,000	\$ 43,000	\$ 439,000
Prior Fiscal Years 2000 through 2006	\$ 143,000	\$ 0	\$ 143,000
Total	\$ 2,211,500	\$ 500,000	\$ 2,711,000

* C.P. 86896 is funded by Proposition A cannot fund Civic Arts.

March 20, 2007

ENCLOSURE B

RUBEN INGOLD SLOPE STABILIZATION AND TRAIL IMPROVEMENTS COMBINE PROJECT SCOPE AND BUDGET SPECS. 5494 AND 6824; C.P. 69199 AND 86896

BACKGROUND (Scope of Work)

The Ruben Ingold Trail Improvements project consists of replacing the asphalt jogging path with resilient recycled rubber surfacing, removing existing chainlink fencing, and installing support rails around the perimeter of the park with safety measures on the slope side. The project will include Americans with Disabilities Act upgrades at the entrance locations and drinking fountains. The existing exercise stations will be replaced with new equipment. Park benches will be replaced along with removal and replacement of park lighting. Landscaping and irrigation systems are also anticipated to be replaced with native and drought-tolerant species. The project will also include installing and replacing park signage.

Tasks That May Be Performed by At-Risk Youth

The youth will assist in installing benches, exercise stations, and signage.

Estimated Cost of Youth Employment

Parks and Recreation will utilize a minimum of two youths at \$7.40 an hour, including employee benefits, for a minimum of 80 hours each for a minimum of \$598.00 total cost of youth employment.

Method of Youth Employment

Parks and Recreation has full-time and part-time youth employed in various areas of the Department. The Youth Enhancing Parks Program allows youth to work on projects based on their training, experience, and physical class, as qualified. Youth will be managed and supervised by Parks and Recreation staff. In addition, Parks and Recreation requires contractors to make a good faith effort to employ At-Risk Youth from the community in which the project is being carried out in compliance with the County's definition of At-Risk Youth.

Youth Employment Goal

Under the provisions of the County of Los Angeles County Regional Park and Open Space District's policy on employment of youth, the Youth Employment Minimum Obligation of the County of Los Angeles of \$15,739,750 (equal to 50 percent of the total maintenance and servicing funding from Proposition A of 1992 and 1996) has been met; however, Parks and Recreation actively pursues employment opportunities for At-Risk Youth on all projects.